

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		LANSDOWNE RD, ARLINGTON

OWNERSHIP

Owner 1:	GENDRON ZACHARY & STEPHANIE
Owner 2:	
Owner 3:	
Street 1:	7 LANSDOWNE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	SIGGENS ROBERT F JR & ALICE -
Owner 2:	-
Street 1:	45 HEMLOCK STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,338 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1987, having primarily Vinyl Exterior and 3025 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 7 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7338		Sq. Ft.	Site		0	70.	0.87	5									448,096						448,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7338.000	479,000		448,100	927,100
Total Card	0.168	479,000		448,100	927,100
Total Parcel	0.168	479,000		448,100	927,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	306.52	/Parcel:	306.5

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	485,600	0	7,338.	448,100	933,700	933,700	Year End Roll	12/18/2019
2019	101	FV	360,300	0	7,338.	454,500	814,800	814,800	Year End Roll	1/3/2019
2018	101	FV	360,300	0	7,338.	339,300	699,600	699,600	Year End Roll	12/20/2017
2017	101	FV	360,300	0	7,338.	307,300	667,600	667,600	Year End Roll	1/3/2017
2016	101	FV	360,300	0	7,338.	294,500	654,800	654,800	Year End	1/4/2016
2015	101	FV	351,900	0	7,338.	249,700	601,600	601,600	Year End Roll	12/11/2014
2014	101	FV	351,900	0	7,338.	236,900	588,800	588,800	Year End Roll	12/16/2013
2013	101	FV	351,900	0	7,338.	225,300	577,200	577,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIGGENS ROBERT	61846-270		5/22/2013	Convenience		1	No	No	
GENDRON ZACHARY	61846-267		5/22/2013	Convenience		1	No	No	
SIGGENS ROBERT	57307-500		8/17/2011		563,000	No	No		
	13754-660		8/1/1979	Forclosure	14,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/26/2012	1686	Manual	22,926	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
4/10/2013	Info Fm Prmt	MM	Mary M
6/26/2012	External Ins	BR	B Rossignol
11/17/2011	MLS	EMK	Ellen K
3/30/2009	Meas/Inspect	345	PATRIOT
1/24/2000	Measured	163	PATRIOT
8/6/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	56389
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

